

Comments regarding 8/18/2020 Meeting

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Mon 8/24/2020 5:54 PM

To: Planning Email <Plannning@everettwa.gov>; David Stalheim <DStalheim@everettwa.gov>

Hello!

First, I wanted to say that I appreciate being able to participate in the planning meetings as a member of the general public and that my inability to provide verbal comment at the last meeting was not due to the Teams app (that worked great!), but because of laptop issues. Luckily, I've been able to use that extra time to review the proposal and amendments a bit more in-depth.

Secondly, I just want to note that change is scary and I, as a community member, see these zoning changes as a sign of hope. A hope that we are making efforts to meet our rapidly expanding population and the future of our community. Our city is never going to look like it did 10 or 20 years ago and that's okay. I have been proud to call Everett my home for the past 7 years and even in that short amount of time I've seen changes in our town. I feel like I see more growth, more local businesses, and more people wanting to make this area their home - all of which we can expect to see more of in our future.

Third, I firmly believe that by being creative and using every resource made available to us, we will be able to prepare effectively for the best future for our entire community. Related to this, I appreciate what Commissioner Lark noted in regards to using green spaces - such as the golf course. That is a great example of what I mean when I say it is time for us to be creative. Our housing crisis is not impossible to handle, and we will solve it with innovation and the use of evidence-based practices in regard to housing. We are not the first city to have this issue, nor will we be the last, and we can use the tools and policies that have worked before to guide our own development. If the last time zoning was updated was in 1989, then we have to assume it may be another 31 years before we update it again. We need to prepare for our future, not our past, and give ourselves every opportunity to grow in the best way for every community member.

Fourth, in reviewing the proposed changes, I did not see any issue with building heights and the increase in density in historic overlays. I am no expert in zoning or planning or land development by any means, but these changes seemed to reflect the areas surrounding it. Additionally, the zoning changes recommended in the land-use change report also made sense to me and, generally speaking, the changes seem to allow for more opportunities for housing and local businesses to exist in areas that make sense but have previously been prohibited. Furthermore, these changes seem to be, for the most part, a step in the direction of preparing for a future of higher density in our city, which we know is inevitable. I was, however, unclear why group housing (category 2) is not permitted in R-2 and R-2A zones, which are medium-density residential areas. As this type of housing allows 7-16 individuals in a shared unit, it seems appropriate for these zones, possibly even appropriate for more restricted-density zones. I am also unclear why temporary shelters (regardless of the number of people allowed and regardless of the zone) are, for the most part, only permitted with the administration's discretion. I understand and agree with public notice - am I understanding the proposal correctly in that if these zones were marked as permitted there would be no need for public notice? I ask because I am concerned about accessibility and ensuring that we are using our resources effectively to develop according to our current and future (i. e. ultimately unknown) needs. I have already noted in previous communications that I am against R-1 zones being preserved for future changes but would like to

reiterate this as the amount of land reserved for this zone is significant and will likely impact any adjustments made in these zoning changes.

Finally, while the hearing is on September 15th, I would also like to note that I support Housing Hope's proposal to adjust the zoning in the Norton-Grand Historic Overlay from R-1 to R-3 as this appears to align with the surrounding area and our community's needs.

Thank you to everyone who created the zoning proposal, and made the remote public meetings possible. The hard work is evident and appreciated.

Stay safe and healthy, and have a good one!

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